



CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION AGENDA

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **June 10, 2009, at 7:00p.m. at: City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas for the purpose of considering the following agenda items.

1. CALL TO ORDER

2. ROLL CALL

3. READING OF MINUTES

May 13, 2009, Planning and Zoning Commission Meeting

4. REPORTS

(a) Chairman of the Planning and Zoning Commission – No report(s)

(b) Planning and Zoning Commissioners – No report(s)

5. STAFF REPORTS

(a) Director of Planning

⇒ Ms. Ornita Green, Director of Planning will report on the Comprehensive Plan community meeting.

(b) Public Works Representative – No report(s)

6. PUBLIC COMMENT

An opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda.

7. CONSENT AGENDA

(a) Consideration of the approval of a preliminary plat for Zeringue Commercial Tract South.

(b) Consideration of the approval of a final plat for Discovery Lane - Street Extension.

(c) Consideration of the approval of a final plat for Sergie Plaza.

(d) Consideration of a final – Partial Replat No. 3 – for Sienna Bees Creek Commercial Park Phase II.

8. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Betty G. Collins, Planning Department at 281-403-8541.

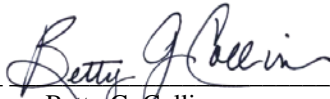
Planning and Zoning Commission Agenda

June 10, 2009

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CERTIFICATION

I certify that a copy of the June 10, 2009, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on June 5, 2009.

A handwritten signature in cursive script, reading "Betty G. Collins", is written over a horizontal line.

Betty G. Collins

Planning Dept. Administrative Assistant



June 10, 2009

7. CONSENT AGENDA

- a) Consideration of the approval of a preliminary plat for Zeringue Commercial Tract South.

Background information is attached as follows:

- 1. Staff Report
- 2. Application
- 3. Site Plan

MEMORANDUM

MEETING DATE: June 10, 2009

TO: Planning and Zoning Commission

FROM: Ornita Green, MPA, Director of Planning
Scott Elmer, P.E., Director of Public Works

PREPARED BY: Jennifer Thomas, AICP, Planner II

SUBJECT: Zeringue Commercial Tract South - Preliminary Plat

Per Missouri City Zoning Districts, the land use designation for the subject site is as follows: **LC-3, Retail District.**

A. The following comments represent significant procedural and/or substantive deficiencies in the application:

1. The basis of control for the TBM shall be indicated in accordance with Section 82-68(15). **Please revise the plat as follows:**
 - (a) Delete the first part of plat note #4 referencing Monument S-1208 which is not registered with the City of Missouri City.
 - (b) The permanent benchmark placed for the project should reflect NAD 83 horizontal and NAVD 1988 (2001 adjustment) vertical datum. The City is in the process of updating its benchmark reference map. Please contact the Assistant City Engineer or GIS Specialist about referencing to updated City benchmarks.
2. Calculations must be provided with the utility plan in accordance with Section 82-68(19). **Please provide water demand estimates.**

B. The following comments represent minor procedural and/or substantive deficiencies in the application:

1. All sections and reserves shall be **numbered or lettered consecutively with acreage listed**. A table should be used listing the identifying letter, use, and acreage of each reserve. **Please label the reserves consecutively, in accordance with Section 82-68(3).**
2. The vicinity map must show sufficient detail to a distance of not less than one-half mile in accordance with Section 82-68(9). **Please revise the depicted City limits to the south and west of the site in addition to around the Oyster Creek Farms area. Additionally, please label the City limits/ETJ around Kitty Hollow Lake (Herman Hospital Lake).**

3. The boundaries of political subdivisions within 200 feet of the plat boundary must be indicated in accordance with Section 82-68(12). **Please indicate Sienna Plantation Management District boundary south of site.**
4. The pipe sizes, grades, and locations of existing and proposed sewers, water mains, culverts or other underground structures and other public utilities and buildings within the subdivision or within 200 feet of the plat boundary shall be indicated in accordance with Section 82-68(13).
5. Front and side building lines shall be labeled in accordance with Section 82-68(17). **Please revise the plat accordingly:**
 - a. A minimum 30 foot side yard is required along all Reserves that abut a road; therefore, Reserves A, E, F, G and H, which abut access Reserve J, a minimum side yard must be indicated.
 - b. A minimum 25 foot rear yard is required for all Reserves.
6. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 82-68(23). **Please provide a street name for the access drive, Reserve J.**

Plat Notes

N/A.

C. The following observations/suggestions are provided:

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

RECOMMENDATION: The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on completion/provision of the above.

OG/se

MISSOURI CITY TEXAS

Planning Department
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: ☐ CONCEPTUAL PLAN ☒ PRELIMINARY PLAT
☐ REVISED CONCEPTUAL PLAN ☐ REVISED PRELIMINARY

DATE:

1. Name of subdivision: ZERINGUE COMMERCIAL TRACT SOUTH			
2. Name of conceptual plan that encompasses this plat (if applicable): —			
3. Type of plat (Circle one or more): Apartment <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Planned Development <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Specific Use Permit <input type="checkbox"/> Townhouse <input type="checkbox"/> Other (Explain):			
4. Landowner's name (If company or corporation, list chief officer): Sienna/Johnson North, L.P. Mailing Address: 5777 Sienna Parkway, Suite 100, Missouri City, Texas 77459 Phone No.: (281) 778 - 7777 Fax No.: (281) 778 - 7778 Email: michaels@johnsondev.com			
5. Applicant's name (Engineer, Planner, Architect, Etc.): GBI Partners, L.P. Mailing Address: 10710 S. Sam Houston Pkwy., Suite 230, Houston, Tx 77031 Phone No.: (713) 995 - 1306 Fax No.: (713) 995 - 1906 Email: jscott@gbisurvey.com			
6. Is plat located inside the City limits? (Circle One): YES NO			
7. Is plat located inside the City's ETJ? (Circle One): YES NO			
8. Total acreage: 11.386			
9. Estimated # of sections: 1 Blocks: 1 Reserves: 10			
10. Estimated # of residential lots/dwelling units: NA			
11. Total acreage divided into residential lots/units: NA			
12. Total acreage dedicated to public use: NA			
13. Total acreage reserved for use of residential property owners: NA			
14. Total acreage divided into reserves: 11.386			
15. Total acreage of areas <u>not</u> divided into residential lots/dwelling units: 11.386			
16. Residential density: NA / 1 = NA # Lots/Units (+) Acreage divided into lots/units + acreage reserved for property owners			
17. Residential lot dimensions: NA Typical: Average: Smallest:			
18. Lot area: NA Non cul-de-sac: Cul-de-sac:			
19. Front width (At property line): NA Non cul-de-sac: Cul-de-sac:			
20. Front width (At building line): NA Non cul-de-sac: Cul-de-sac:			
21. Depth: NA Non cul-de-sac: Cul-de-sac:			
22. Number of lots less than 105' deep: NA Non cul-de-sac: Cul-de-sac:			
23. Percentage of lots with approximate typical dimensions & average lot area: NA			
24. Block Length: NA Average: Longest: Shortest:			
25. Type of Streets (Circle One): NA Public Private Combination Public/Private			
26. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)			
27. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)			
28. Municipal Utility District: Sienna Plantation Management District			

RESIDUE OF CALL 13.707 ACRES
CHIP SHOT, LTD.
F.B.C.C.F. NO. 9808185, O.P.R.F.B.C.

CALL 3.333 ACRES
SIENNA PLANTATION LEVEE
IMPROVEMENT DISTRICT
F.B.C.C.F. NO. 2001044911, O.P.R.F.B.C.

FUTURE
38' ACCESS, MAINTENANCE,
UTILITY & DRAINAGE EASEMENT

RESIDUE OF CALL 13.707 ACRES
CHIP SHOT, LTD.
F.B.C.C.F. NO. 9808185, O.P.R.F.B.C.

ACREAGE
FUTURE
20' SANITARY SEWER
EASEMENT

5' BLDG. LINE

RESERVE "J"

STATE HIGHWAY 6
(WIDTH VARIES)

OYSTER CREEK PLACE DRIVE
(100' R.O.W.)
(SLIDE NO. 731A, F.B.C.P.R.)

BLOCK ①

RESERVE "A"
ZERINGUE COMMERCIAL
TRACT NORTH

RESERVE "G"
R=600.00'
L=15.05'
Δ=01°26'14"
CH=N60°59'24"E,
15.05'

R=500.00'
L=61.06'
Δ=06°59'48"
CH=N58°12'37"E,
61.02'

RES. "H"
N 60°16'16" E
84.34'

R=35.00'
L=54.98'
Δ=90°00'21"
CH=S74°43'44"E,
49.50'

S 29°43'44" E
19.95'

R=1767.02'
L=382.54'
Δ=12°24'14"
CH=S35°55'51"E,
381.79'

R=1542.70'
L=422.45'
Δ=15°41'23"
CH=S46°44'43"E,
421.13'

P.O.B.
NAD83 COORDINATES
X=3,066,777.74
Y=13,760,337.17

PRELIMINARY PLAT OF ZERINGUE COMMERCIAL TRACT SOUTH

A SUBDIVISION OF 11.386 ACRES
BEING A PORTION OF RESERVE "A" & "B", BLOCK 1, ZERINGUE FAMILY ESTATE,
A SUBDIVISION RECORDED IN SLIDE NUMBER 1854A, F.B.C.P.R. AND A PORTION
OF A 13.0939 ACRE TRACT RECORDED IN THE NAME OF SIENNA/JOHNSON NORTH, L.P.
IN FILE NO. 2004093171, F.B.C.O.R.
LOCATED IN THE ELIJAH ROARK SURVEY, A-77
CITY OF MISSOURI CITY, TEXAS
FORT BEND COUNTY, TEXAS

10 RESERVES 1 BLOCK

OWNERS:
SIENNA/JOHNSON NORTH, L.P.
5777 SIENNA PARKWAY, SUITE 100
MISSOURI CITY, TEXAS 77459
MICHAEL J. SMITH, VICE PRESIDENT AND GENERAL MANAGER

OWNERS:
ZERINGUE TRACT JOINT VENTURE
5777 SIENNA PARKWAY, SUITE 100
MISSOURI CITY, TEXAS 77459
MICHAEL J. SMITH, VICE PRESIDENT

SURVEYORS:
GBI PARTNERS, L.P.
PROFESSIONAL LAND SURVEYING
10710 S. SAM HOUSTON PARKWAY W., SUITE 830
HOUSTON, TX 77061 TEL: 713.966.1308 FAX: 713.966.1906

EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206

ENGINEERS:
LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026
JAMES E. BROWN V.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 83881

MAY 21, 2009

JOB NO. 083313B

SHEET 1 OF 2

GENERAL NOTES

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L.S.&S.W.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.

2. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

3. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 4815700270 J, MAP REVISED JANUARY 3, 1997, PROPERTY LIES WITHIN SHADED ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS PER LETTER OF MAP REVISION DATED AUGUST 22, 2002.

4. BENCHMARK: FOUND A N.G.S. MONUMENT ON THE TOP OF A FIVE-EIGHTHS INCH COPPER COATED IRON ROD WITH THE UPPER PORTION OF THE ROD ENCASED IN A 5-INCH IRON PIPE LOCATED APPROXIMATELY 30.8 FEET SOUTH OF THE SOUTH RAIL OF G.C. AND S.F. RAILWAY AND APPROXIMATELY 35 FEET EAST OF OLD POWER POLE AND ALSO ON COASTAL STATES PIPELINE EASEMENT AND 1-FOOT EAST OF WITNESS POST.
MONUMENT NO. 5-1208 ELEV. = 58.47 1973 ADJUSTMENT

BENCHMARK: 5/8-INCH IRON ROD FLUSH WITH THE GROUND AT THE NORTHEASTERLY INTERSECTION OF STATE HIGHWAY 6 AND OYSTER CREEK DRIVE. MONUMENT NO. 7051
ELEVATION = 68.70 1973 ADJUSTMENT (AS PER THE CITY OF MISSOURI CITY, TEXAS)

TEMPORARY BENCHMARK: BOX CUT ON TOP OF CURB LOCATED ALONG THE WESTERLY EDGE OF THE MEDIAN IN SIENNA RANCH ROAD RIGHT-OF-WAY, APPROXIMATELY AT THE CENTER PORTION OF RESERVE "E".
ELEV. = 69.38 1973 ADJUSTMENT

5. THIS PLAT LIES WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CORPORATE LIMITS OF THE CITY OF MISSOURI CITY.

6. THIS PLAT LIES WITHIN SIENNA PLANTATION MANAGEMENT DISTRICT.

7. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES.

8. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83) COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A FACTOR OF 0.99986797.

9. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

10. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHT-OF-WAY WILL BE MONUMENTED.

11. SIDEWALK SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.

12. THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF PROPERTY OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

13. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 4815700270 J, MAP REVISED JANUARY 3, 1997, THIS PLAT LIES IN ZONE "X" (SHADED).

14. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 70.0 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

15. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES. THE OWNER, SIENNA/JOHNSON NORTH, L.P., OR ASSIGNS SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND RESERVES.

16. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

17. METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281)561-2999.

18. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

19. FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "GB" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

20. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SYNERGY AT 281-778-6250.

21. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

22. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE LZ2.

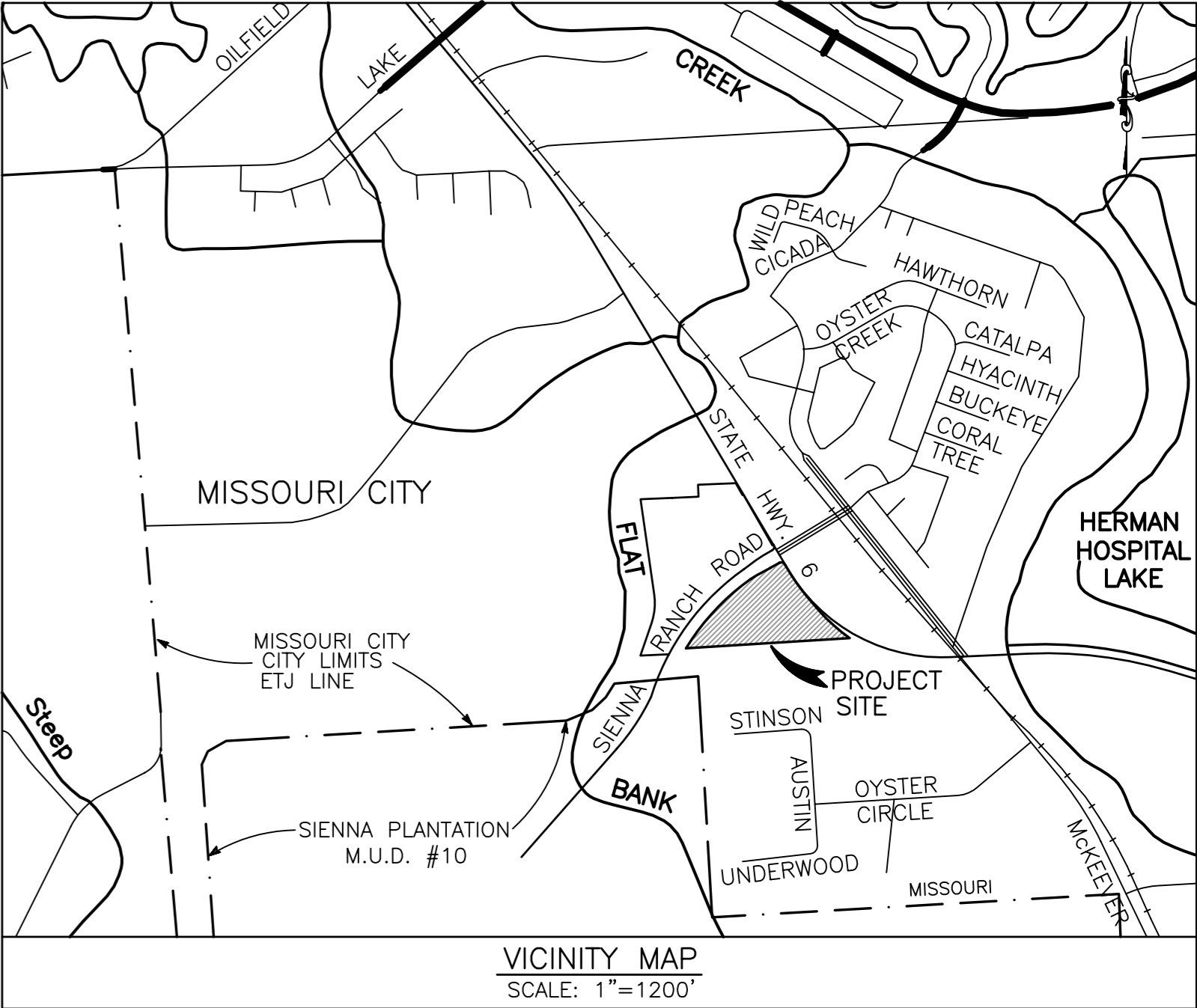
23. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

24. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, G. F. NUMBER 2715001385, EFFECTIVE DATE OF JUNE 19, 2007. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

25. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500ft. FOR RESIDENTIAL DEVELOPMENT AND 300ft. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

26. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

27. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.



VICINITY MAP
SCALE: 1"=1200'

KEY MAP NO. 609V

PRELIMINARY PLAT OF

ZERINGUE COMMERCIAL TRACT SOUTH

A SUBDIVISION OF 11.386 ACRES
BEING A PORTION OF RESERVE "A" & "B", BLOCK 1, ZERINGUE FAMILY ESTATE,
A SUBDIVISION RECORDED IN SLIDE NUMBER 1854A, F.B.C.P.R. AND A PORTION
OF A 13.0939 ACRE TRACT RECORDED IN THE NAME OF SIENNA/JOHNSON NORTH, L.P.
IN FILE NO. 2004093171, F.B.C.O.R.
LOCATED IN THE ELIJAH ROARK SURVEY, A-77
CITY OF MISSOURI CITY, TEXAS
FORT BEND COUNTY, TEXAS

10 RESERVES

1 BLOCK

OWNERS:
SIENNA/JOHNSON NORTH, L.P.
5777 SIENNA PARKWAY, SUITE 100
MISSOURI CITY, TEXAS 77459
MICHAEL J. SMITH, VICE PRESIDENT AND GENERAL MANAGER

OWNERS:
ZERINGUE TRACT JOINT VENTURE
5777 SIENNA PARKWAY, SUITE 100
MISSOURI CITY, TEXAS 77459
MICHAEL J. SMITH, VICE PRESIDENT



SURVEYORS:
GBI PARTNERS, L.P.
PROFESSIONAL LAND SURVEYING
10710 S. SAM HOUSTON PARKWAY W, SUITE 230
HOUSTON, TX. 77051 TEL: 713.895.1306 FAX: 713.895.1906

EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206

ENGINEERS:
LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

JAMES E. BROWN V
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 83881

MAY 21, 2009

JOB NO. 083313B



June 10, 2009

7. CONSENT AGENDA

- b) Consideration of the approval of a final plat for Discovery Lane – Street Extension.

Background information is attached as follows:

1. Staff Report
2. Application
3. Site Plan

MEMORANDUM

MEETING DATE: June 10, 2009

TO: Planning and Zoning Commission

FROM: Ornita Green MPA, Director of Planning
Scott Elmer, P.E., Director of Public Works

PREPARED BY: Yolanda Ford, Planner I

SUBJECT: Discovery Lane Street Extension - Final Plat

Per Missouri City Zoning Districts, the land use designation for the subject site is as follows: ETJ

A. The following comments represent significant procedural and/or substantive deficiencies in the application:

1. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid. The March 27, 2009 letter from the District lists outstanding items needed for approval, including, but not limited to impact fees due.
2. Any temporary benchmarks placed for the project shall reflect NAD 83 horizontal and NAVD 1988 (2001 adjustment) vertical datum. The City of Missouri City is in the process of updating its benchmark reference map. Please contact the Assistant City Engineer or GIS Specialist about referencing to the updated City benchmarks.

B. The following comments represent minor procedural and/or substantive deficiencies in the application:

1. The proposed name of the subdivision shall be indicated in accordance with Section 82-68(1). The proposed subdivision name on the application does not match the proposed name in the title block of the plat. Please correct the proposed name so that both the application and the plat are the same.
2. The location, right-of-way widths, and names of all existing and proposed public and private streets inside of and/or within 200 feet of the plat boundary must be indicated in accordance with Section 82-68(12). Show range of width of right-of-way for Discovery Lane east of subject plat site.
3. The Execution of Owner's Acknowledgement must follow the language of Appendix B in accordance with section 82-97(8)(b). Please provide an attest.

Plat Notes

In addition to dedication statements and certificates and other notes listed above, the following plat notes must be included on the face of a final plat:

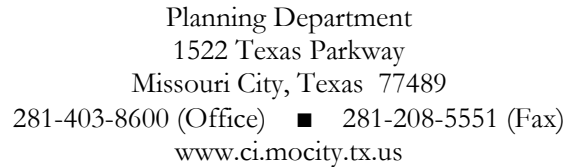
- 1) The title report dated March 30, 2009 states, no liens. Please remove plat note #16.

C. The following observations/suggestions are provided:

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be approved by the Planning Department before recordation of the final plat.
2. Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

RECOMMENDATION: The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on completion/provision of the above.

OG/se



Check One: ☐ FINAL PLAT ☐ REPLAT ☐ AMENDING PLAT
 ☐ LARGE ACREAGE PLAT ☐ ABBREVIATED PLAT

1. Name of subdivision: Discovery Lane Street Extension					
Name of conceptual plan that encompasses this plat (if applicable): Sienna Village of Anderson Springs					
2. Type of plat (Circle one or more): Apartment Commercial Industrial Planned Development <div style="text-align: center;">Single Family Residential Specific Use Permit Townhouse</div> Other (Explain): Right-of-Way Plat					
3. Landowner's name (If company or corporation, list chief officer): RH of Texas Limited Partnership – Ernest Loeb					
Mailing Address: 5353 W. Sam Houston Prkwy N., Ste. 100, Houston, TX 77041					
Phone No.:(713) 856-2800 Fax No.: () -					
Email:					
4. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering & Surveying, Inc. – Rene Rodriguez					
Mailing Address: 2929 Briarpark Dr., Ste. 600, Houston, Texas 77042					
Phone No.:(713) 953-5228 Fax No.:(713) 953-5026					
Email: rerodriguez@ljaengineering.com					
5. Is plat located inside the City limits? (Circle One): YES NO					
6. Is plat located inside the City's ETJ? (Circle One): YES NO					
7. Total acreage: 0.940 Ac					
8. Number of sections: 0 Blocks: 0 Reserves: 0					
9. Number of residential lots/dwelling units: 0					
10. Total acreage divided into residential lots/units: 0					
11. Total acreage dedicated to public use: 0.940 Ac					
12. Total acreage reserved for use of residential property owners: 0					
13. Total acreage divided into reserves: 0					
14. Total acreage of areas <u>not</u> divided into residential lots/dwelling units: 0.940 Ac					
15. Residential density: <div style="text-align: center;"><div style="display: inline-block; width: 150px; text-align: right;">_____ 0 _____ # Lots/Units</div>/ (\div) <div style="display: inline-block; width: 150px; text-align: left;">_____ 0 _____ Acreage divided into lots/units + acreage reserved for property owners</div>= _____ 0 _____</div>					
16. Average lot area: 0					
17. Typical lot area: N/A					
18. Average common open space per lot: 0					
19. Number of lots less than 105' deep: 0					
20. Percentage of lots with approximate typical dimensions & average lot area: 0					
21. Lot Distribution: Size: Square Footage: Number: Total:					
22. Other Land distribution (in acres): Private Streets: 0 Public Streets: 0.940 Ac Drainage: Public Parkland: 0					
23. Block Length: Average: Longest: Shortest:					
24. Type of Streets (Circle One): Public Private Combination Public/Private					
25. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)					
26. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)					
27. Municipal Utility District: Sienna Plantation Municipal Utility District No. 10					

STATE OF TEXAS
COUNTY OF FORT BEND

WE, RH OF TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ERNEST S. LOEB, VICE-PRESIDENT OF RYLAND HOMES OF TEXAS, INC., GENERAL PARTNER, BEING OFFICERS OF RH OF TEXAS LIMITED PARTNERSHIP, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.940 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DISCOVERY LANE STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD, ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20') WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT RH OF TEXAS LIMITED PARTNERSHIP, ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING PLAT OF DISCOVERY LANE STREET DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE 'ORDERS FOR REGULATIONS OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS' AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, RH OF TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ERNEST S. LOEB, VICE PRESIDENT OF RYLAND HOMES OF TEXAS, INC., ITS GENERAL PARTNER, HEREUNTO AUTHORIZED, THIS THE _____ DAY OF _____, 2009.

RH OF TEXAS LIMITED PARTNERSHIP

BY: RYLAND HOMES OF TEXAS, INC.,
ITS GENERAL PARTNER

BY: _____
ERNEST S. LOEB, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST S. LOEB, VICE-PRESIDENT, OF RYLAND HOMES OF TEXAS, INC., GENERAL PARTNER OF RH OF TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2009.

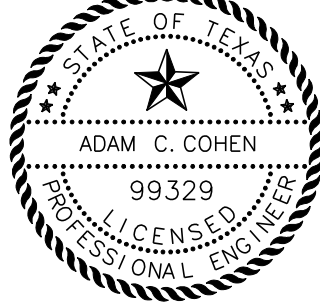
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JESSE T. POULSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLES POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" (SEE NOTE 17); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SUBDIVISION CORNER.

JESSE T. POULSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1891

I, ADAM C. COHEN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY, TO THE BEST OF MY KNOWLEDGE.

ADAM C. COHEN
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 99329



CALLLED 715.9086 ACRES
(TRACT 1)
SIENNA/ JOHNSON, NORTH, L.P.
FILE NO. 2000029469
F.B.C.O.R.

P. O. B.
X= 3,062,564.57
Y= 13,758,839.44

20' S. S.E.
PLAT NO.20080021
F.B.C.P.R.

10' W.L.E.
PLAT NO.20080021
F.B.C.P.R.

10' S.S.E.
PLAT NO.20080021
F.B.C.P.R.

10' S.S.E.
PLAT NO.20080021
F.B.C.P.R.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF DISCOVERY LANE STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS THE _____ DAY OF _____, 2009.

RON LEE, CHAIRMAN

SONYA BROWN-MARSHALL, VICE-CHAIRMAN

I, D. JESSE HEGEMIER, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

D. JESSE HEGEMIER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2009.

TOM D. STAVINOKA
COMMISSIONER, PRECINCT 1

GRADY PRESTADE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W. A. (ANDY) MEYERS
COMMISSIONER, PRECINCT 3

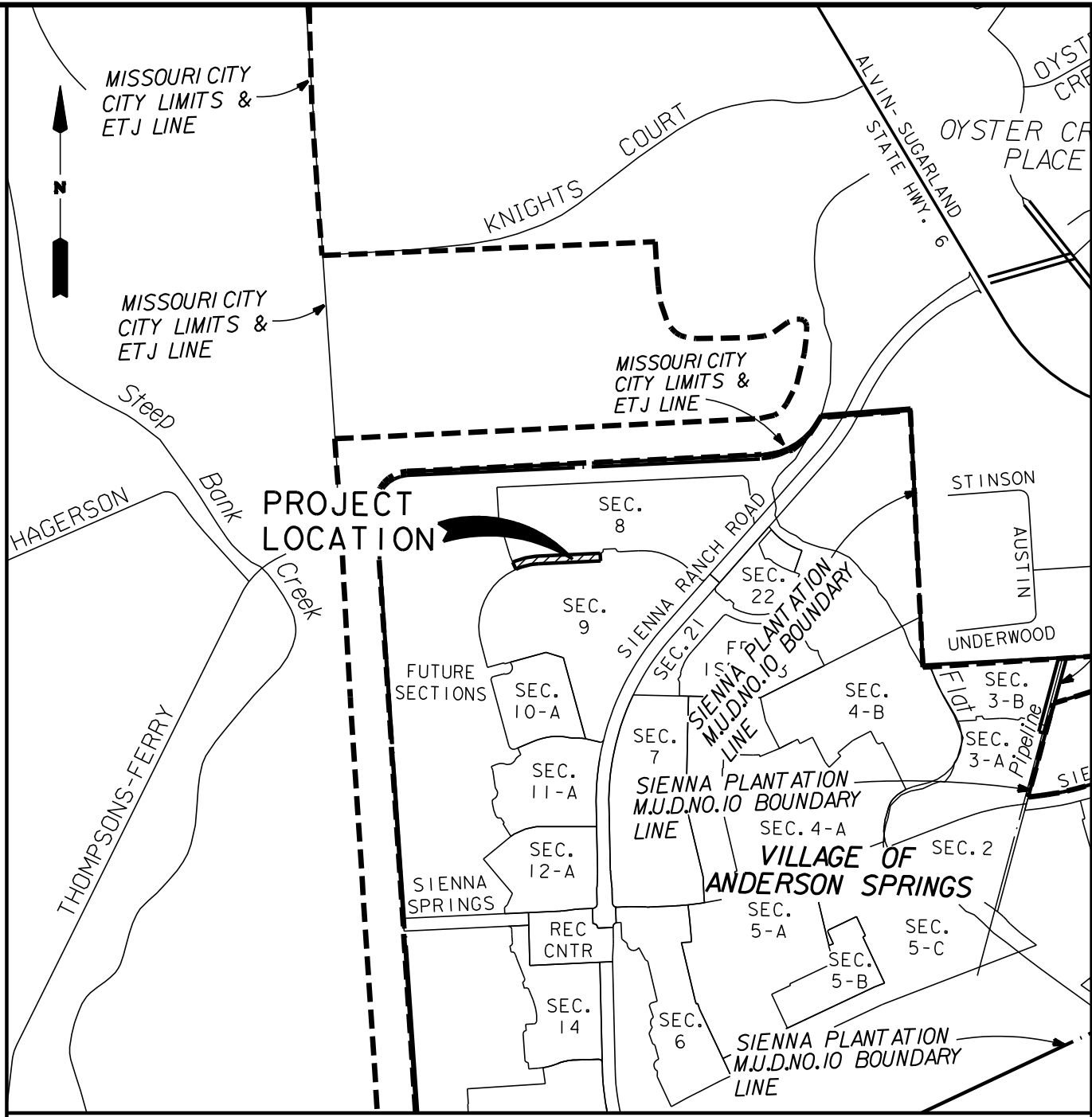
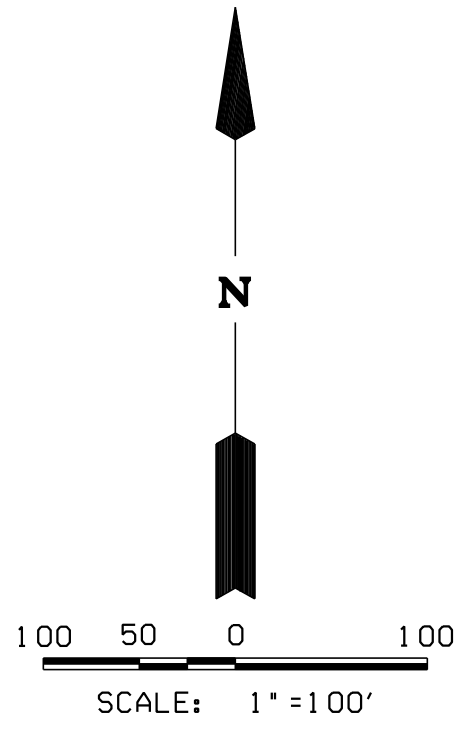
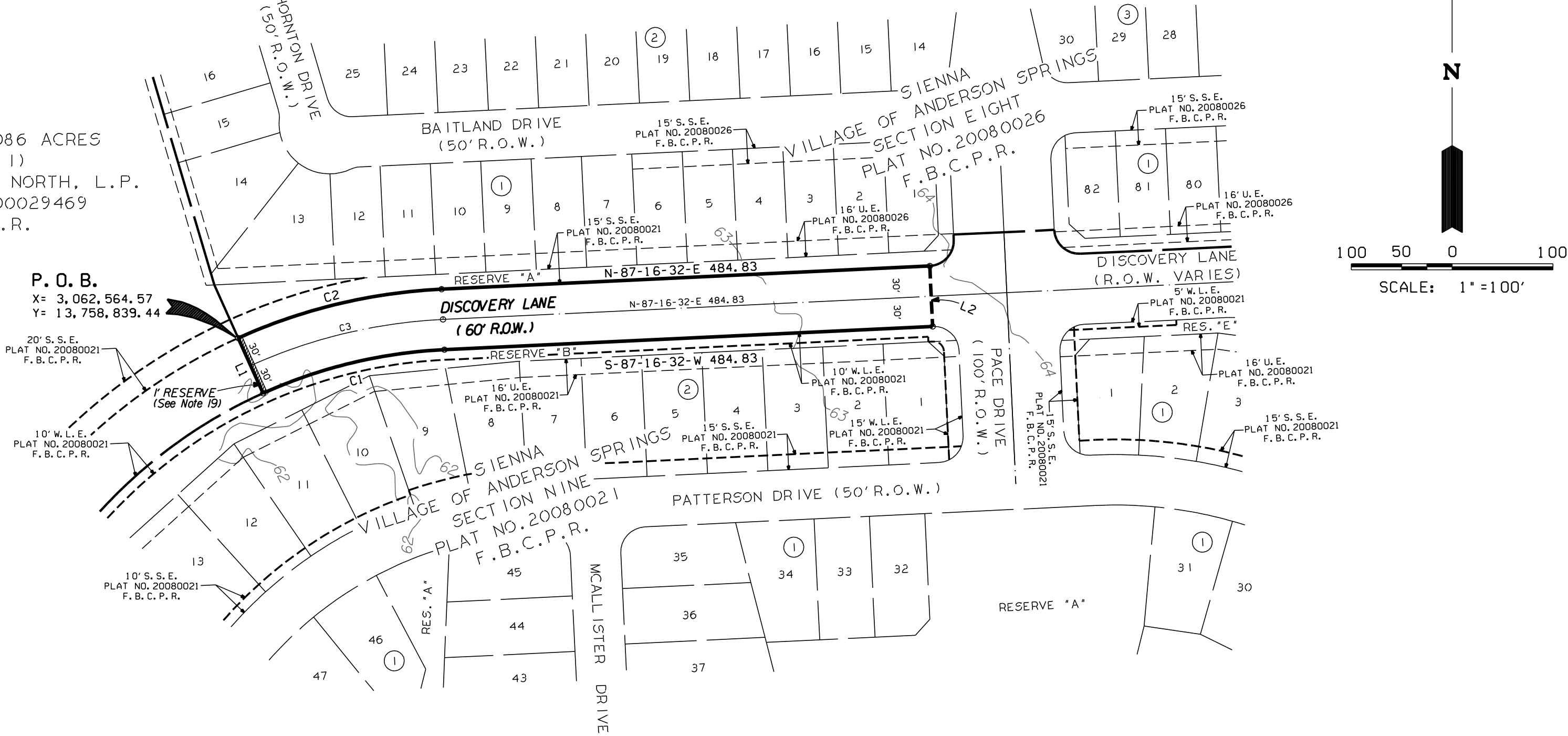
JAMES PATTERSON
COMMISSIONER, PRECINCT 4

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2009, AT _____ O'CLOCK _____.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP SCALE: 1"=1200'

KEY MAP NO. 609 Z

GENERAL NOTES

- B.L. INDICATES BUILDING LINE; S.S.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENTS; D.O.G. INDICATES DRAINAGE EASEMENT.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO.48157C0270, MAP REVISED JANUARY 3,1997, PROPERTY LIES WITHIN SHADED ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS PER LETTER OF MAP REVISION DATED AUGUST 22, 2002.
- BENCHMARK: FND. A BRASS DISK LOCATED ON THE CURB AT THE INTERSECTION OF SIENNA SPRINGS BOULEVARD AND LA CREMA, MON. NO. 5-7143
ELEV. = 60.00 1973 ADJUSTMENT, AS PER THE CITY OF MISSOURI CITY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE ETJ OF THE CITY OF MISSOURI CITY.
- THIS PLAT LIES WITHIN SIENNA PLANTATION, MUNICIPAL UTILITY DISTRICT NO. 10 AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986797.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL STREET RIGHTS-OF-WAY WILL BE MONUMENTED.
- SIDEWALK/TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY, AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY. SIDEWALK/TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO EXIST PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE-YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 18.04, ALL ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (281)561-2999.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____, EFFECTIVE DATE MARCH , 2009. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT IS SUBORDINATED BY: _____ FIRST BANK D/B/A FIRST BANK & TRUST, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- FIVE EIGHTHS (5/8) INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS, IN SUBDIVISION PLATS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATING BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC OR STREET RIGHT-OF-WAY FOR PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ OF THE CITY OF MISSOURI CITY, TEXAS.
- E.E.E. INDICATES EXCLUSIVE ELECTRICAL EASEMENT.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

FINAL PLAT OF DISCOVERY LANE STREET DEDICATION

A SUBDIVISION OF 0.940 ACRES LOCATED IN THE ELIJAH ROARK SURVEY, A-77 AND ALSO BEING OUT OF THE RH OF TEXAS LIMITED PARTNERSHIP, 58.797 ACRES, RECORDED IN FILE NO 2007094951 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, FORT BEND COUNTY, TEXAS

MAY 2009

JOB NO. 1529-1109B-309

OWNERS:

RH OF TEXAS LIMITED PARTNERSHIP
BY: RYLAND HOMES OF TEXAS, INC., GENERAL PARTNER
ERNEST S. LOEB, VICE PRESIDENT

5353 W. SAM HOUSTON PARKWAY N., SUITE 100, HOUSTON, TEXAS 77041 PH (713) 856-2800

ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

JESSE T. POULSON,
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 1891

ADAM C. COHEN
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 99329



June 10, 2009

7. CONSENT AGENDA

c) Consideration of the approval of a final plat for Sergie Plaza.

Background information is attached as follows:

1. Staff Report
2. Application
3. Site Plan

MEMORANDUM

MEETING DATE: June 10, 2009

TO: Planning and Zoning Commission

FROM: Ornita Green MPA, Director of Planning
Scott Elmer, P.E., Director of Public Works

PREPARED BY: Travis Huff, Planner I

SUBJECT: Sergie Plaza - Final Plat

Per Missouri City Zoning Districts, the land use designation for the subject site is as follows: LC-3, Retail Commercial.

A. The following comments represent significant procedural and/or substantive deficiencies in the application:

1. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G). Please label the P.O.B.
2. The following aerial easements requested by CenterPoint Energy must be inserted in the owner's acknowledgement, following the language of Appendix A:

"Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or **seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements** or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21'6") in width." Please add the language that is bold above to the owner's acknowledgement as requested by CenterPoint Energy. This language was left out of the signature block.

3. Include in a plat note the specific minimum slab elevation for the subject site.
4. Due to the current shortage of wastewater treatment capacity to serve the subject site, final plat application for Sergie Plaza may not be fully approved and recorded until wastewater treatment capacity is available to serve it. TCEQ has approved the discharge permit to allow expansion of the Vicksburg Wastewater Treatment Plant. The construction bid for plant expansion was awarded by Council on June 1, 2009. The expansion is planned to be completed and operating by the end of

November 2009. When this expansion begins operation, wastewater treatment capacity will be available to the Sergie Plaza site.

5. Because the subject site is located within the City's Mustang Bayou Utility Service Area, water supply capacity and wastewater treatment capacity for the subject site will be obtained from the City. An official request for utility capacity to serve the entire tract is required. A utility improvement funding contract between the City and the owner must be executed prior to granting of water supply or wastewater treatment capacity and prior to full approval and recording of the subject final plat.

B. The following comments represent minor procedural and/or substantive deficiencies in the application:

1. The location and approximate width or dimension of existing and proposed drainage easements and storm detention area within the subdivision or within 200 feet thereof shall be indicated in accordance with Section 82-68(14). Show the drainage easement between A-S 91 Ft. Bend Parkway-Hwy 6, LP (grantor) and Hwy 6 #2 JV (grantee) recorded in Fort Bend County Clerk's file # 2007024531.
2. The Owner's Acknowledgement must follow the language of Appendix A in accordance with section 82-97(8)(a).
3. The Notary Public's Acknowledgement must follow the language of Appendix D in accordance with Section 82-97(8)(d). An acknowledgement must be made for all signatures. Please add a Notary Public's Acknowledgement for all five owners.
4. The Certificate for Engineer and Surveyor must follow the language of Appendix E in accordance with Section 82-97(8)(e). Please follow the exact language found in Appendix E of the City's Subdivision Ordinance.
5. Copies of recorded plats for subdivision are required to be submitted in electronic, mylar, and paper formats. Electronic plat copies must be submitted in State Plane NAD83 Grid Units. It appears the .dwg drawing that was submitted for this project is not in State Plane NAD83 Grid Units. Please revise.

Plat Notes

In addition to dedication statements and certificates and other notes listed above, the following plat notes must be included on the face of a final plat:

1. Plat note 11 - Please revise plat note 11 to read: "All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all easements required by the utility companies contacted."

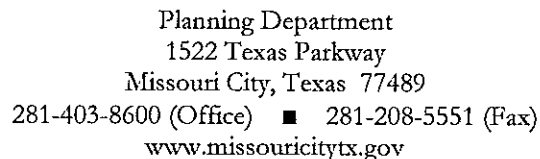
C. The following observations/suggestions are provided:

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be approved by the Planning Department before recordation of the final plat.

2. Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.
-

RECOMMENDATION: The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on completion/provision of the above.

OG/se



Check One: ☒ FINAL PLAT ☐ REPLAT ☐ AMENDING PLAT
 ☐ LARGE ACREAGE PLAT ☐ ABBREVIATED PLAT

1. Name of subdivision: SERGIE PLAZA			
2. Name of conceptual plan that encompasses this plat (if applicable): N/A			
3. Type of plat (Circle one or more): Apartment <u>Commercial</u> Industrial Planned Development Single Family Residential Specific Use Permit Townhouse Other (Explain):			
4. Landowner's name (If company or corporation, list chief officer): DR. ASSAD SERGIE Mailing Address: 1907 JOURDAN WAY, SUGAR LAND, TEXAS 77479 Phone No.:(281) 751 - 8664 Fax No.:() - Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.): KELLY R. KALUZA & ASSOCIATES, INC. Mailing Address: 3014 AVENUE I, ROSENBERG, TEXAS 77471 Phone No.:(281) 341 - 0808 Fax No.:(281) 341 - 6333 Email: LTURNER@KELLYKALUZA.COM			
6. Is plat located inside the City limits? (Circle One):		<u>YES</u>	NO
7. Is plat located inside the City's ETJ? (Circle One):		YES	<u>NO</u>
8. Total acreage: 2.644			
9. Number of sections: ONE (1)		Blocks: ONE (1)	Reserves: FOUR (4)
10. Number of residential lots/dwelling units: N/A			
11. Total acreage divided into residential lots/units: N/A			
12. Total acreage dedicated to public use: ZERO (0)			
13. Total acreage reserved for use of residential property owners: N/A			
14. Total acreage divided into reserves: 2.644			
15. Total acreage of areas <u>not</u> divided into residential lots/dwelling units: N/A			
16. Residential density: $\frac{N/A}{\# \text{ Lots/Units}} \div \frac{N/A}{\text{Acreage divided into lots/units} + \text{acreage reserved for property owners}} = N/A$			
17. Average lot area: N/A			
18. Typical lot area:			
19. Average common open space per lot:			
20. Number of lots less than 105' deep:			
21. Percentage of lots with approximate typical dimensions & average lot area:			
22. Lot Distribution: Size:		Square Footage:	Number: Total:
23. Other Land distribution (in acres):		Private Streets: Drainage:	Public Streets: Public Parkland:
24. Block Length: N/A Average: N/A		Longest: N/A	Shortest: N/A
25. Type of Streets (Circle One):		<u>Public</u>	Private Combination Public/Private
26. Type of Water System (Circle One):		<u>Public</u>	Individual Water Wells Other (attach explanation)
27. Type of Sanitary System (Circle One):		<u>Public</u>	Individual Septic Tanks Other (attach explanation)
28. Municipal Utility District: MISSOURI CITY			

STATE OF TEXAS
COUNTY OF FORT BEND

We, Dr. Assad A. Sergie and Michele L. Sergie; we, Dr. Aly Sergie and Aicha Safa Sergie, acting by and through Dr. Assad A. Sergie; and we, Aly Assad Sergie, acting by and through Dr. Assad A. Sergie; hereinafter referred to as Owners of the 2.644 Acre Tract of Land described in the above and foregoing plat of Sergie Plaza Section One, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assignees, hereby waive any claim, damage or cause of action that we may have as a result of the dedication or exactions made herein.

FURTHER, we have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten foot (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen foot (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty one feet, six inches (21' 6") in width.

FURTHER, we have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen foot (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides of and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30' 0") in width.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage way and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, witness our hand, Dr. Assad A. Sergie and Michele L. Sergie; IN TESTIMONY WHEREOF, witness our hand, Dr. Aly Sergie and Aicha Safa Sergie, acting by and through Dr. Assad A. Sergie; and IN TESTIMONY WHEREOF, witness our hand, Aly Assad Sergie, acting by and through Dr. Assad A. Sergie,

this ____ day of _____, 2009.

By: _____
Dr. Assad A. Sergie, Owner

By: _____
Michele L. Sergie, Owner

By: _____
Dr. Aly Sergie, Owner
Acting by and through Dr. Assad A. Sergie

By: _____
Aicha Safa Sergie, Owner
Acting by and through Dr. Assad A. Sergie

By: _____
Aly Assad Sergie, Owner
Acting by and through Dr. Assad A. Sergie

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Dr. Assad A. Sergie, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2009.

Notary Public in and for
the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Michele L. Sergie, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2009.

Notary Public in and for
the State of Texas

My Commission Expires: _____

SUBDIVISION NOTES

- In accordance with Center Point Energy Service Standards, Article 406.52, electric meters shall be located in an area accessible without customer assistance, and not blocked by fences, wall or gates. For further information in the Sugar Land District area, call 281-561-2999.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- Sidewalks shall be constructed as required by sections 82-164 of the Code of Ordinances of the City of Missouri City.
- The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space.
- There are no existing or proposed pipeline easements within the limits of the subdivision as per Section 82-97(5).
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.
- No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- As per the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map for Fort Bend County, Texas, and Incorporated Areas (Map No. 48157C0270J, Map Revised January 3, 1997), it appears that this tract lies within Zone X - Areas determined to be outside 500-year floodplain.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities. All property shall drain into the drainage easement only through the approved drainage structure.
- All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 82-97(11).
- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of easements required by the utility companies contacted.
- Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500ft. for residential development and 300 ft. for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- All bearings shown on this plat are referenced to State Plane Coordinate System bearings, Texas South Central Zone (NAD83), as per the West line of Fort Bend Town Center (Fort Bend County Plat No. 20080015). All distances shown are surface distances. The survey tie listed is grid and can be brought to surface by applying a combined scale factor= 0.99986987342.
- ELEVATION REFERENCE: Missouri City Survey Marker "COMC 7152" - Found brass disk on top of concrete inlet box on Southeastly side of Watts Plantation Road at 175' Northeast of Arbor Crest. Elevation= 66.97' (NAVD88, 2001 Adjustment)
T.B.M. E - Found "I" cut in concrete on top of South end of a 30" R.C.P. under State Highway No. 6 at 20' West of Northmost Northwest corner of site. Elevation= 70.05'
T.B.M. D - Found "I" cut in concrete on top of concrete headwall on West end of 5'x3' box culvert on South side of State Highway No. 6 at 110' East of the Northeast corner of site. Elevation= 67.08'
- The property depicted in this subdivision is subject to restrictions associated with a mutual access, utility and sign easement agreement as described in instrument recorded in Fort Bend County Clerk's File No. 2007024530.
- This plat was prepared relying on a city planning report prepared by Pinnacle Title Company dated May 6, 2009. The surveyor has not abstracted the subject tracts.

I, Dr. Dianne Wilson, Ph. D., County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation

in my office on the ____ day of _____, 2009,

at ____ o'clock ____ m. in Plat Number(s) _____

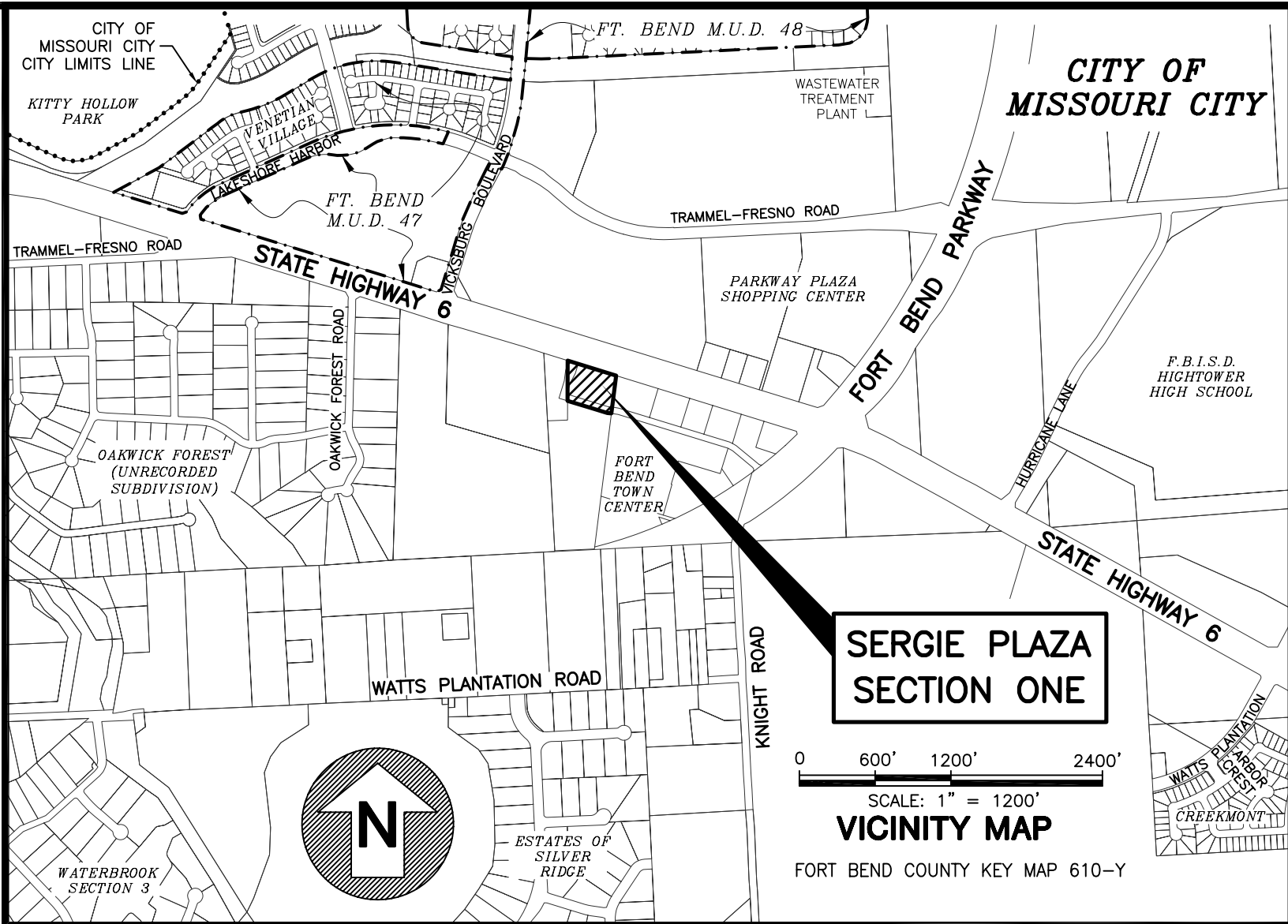
of Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

County Clerk, Fort Bend County, Texas

By: _____
Deputy

RESERVE:	PURPOSE:	ACREAGE:
A	COMMERCIAL	1.028 ACRE
B	COMMERCIAL	0.991 ACRE
C	PERMANENT ACCESS & PUBLIC UTILITY EASEMENT	0.653 ACRE
D	LANDSCAPING	0.002 ACRE



This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas has approved this plat and subdivision of Sergie Plaza Section One in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized

the recording of this plat this ____ day of _____, 2009.

Ron Lee, Chairman

Sonya Brown-Marshall, Vice Chairman

I, C. Tim Griffith, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby state that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference except as noted hereon have been marked with 5/8 inch diameter iron rods not less than two (2) feet in length.



C. Tim Griffith, R.P.L.S. No. 4349

FINAL PLAT

SERGIE PLAZA SECTION ONE

A SUBDIVISION OF 2.644 ACRES OF LAND
BEING A PORTION OF A 12.989 ACRE TRACT
(VOLUME 1576, PAGE 449; OFFICIAL RECORDS
OF FORT BEND COUNTY, TEXAS) BEING IN
THE MOSES SHIPMAN SURVEY, ABSTRACT No. 86,
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS.

4 RESERVES 1 BLOCK

OWNERS

DR. ASSAD A. SERGIE & MICHELE L. SERGIE
DR. ALY SERGIE & AICHA SAFA SERGIE
ALY ASSAD SERGIE
c/o DR. ASSAD A. SERGIE
1907 JOURDAN WAY
SUGAR LAND, TEXAS 77479
(281) 761-8664

SURVEYOR AND ENGINEER

KELLY R. KALUZA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808

MAY 19, 2009

SHEET 1 OF 2

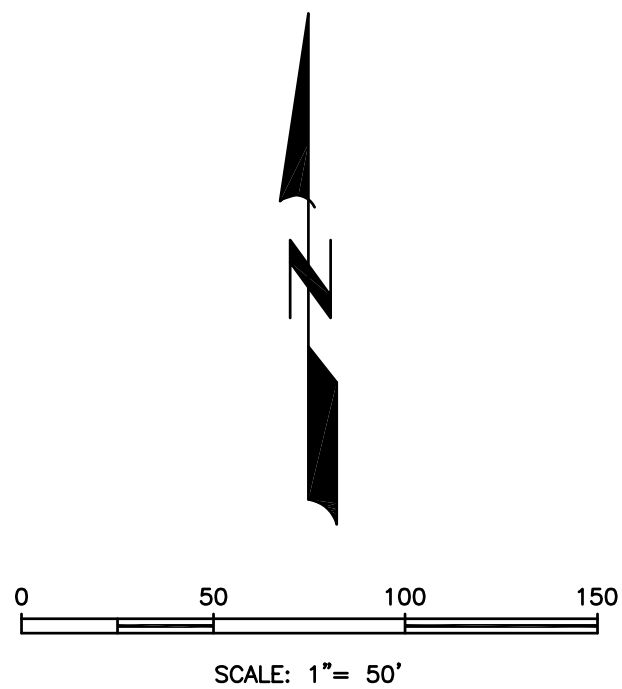
LARRY B. BRIGGS
ALFRED L. DEATON III
32.363 ACRES
REMAINDER OF ORIGINAL
CALL 106.70 ACRE TRACT
(VOL. 567, PG. 940; D.R.)

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	150.00	10°07'15"	26.50	13.28	N 77°50'26" W	26.46
C2	100.00	10°07'15"	17.66	8.86	N 77°50'26" W	17.64
C3	25.00	90°00'00"	39.27	25.00	N 27°46'48" W	35.36

LINE	DISTANCE	BEARING
L1	22.53'	N 82°54'03" W
L2	22.53'	N 82°54'03" W
L3	21.56'	N 17°13'12" E

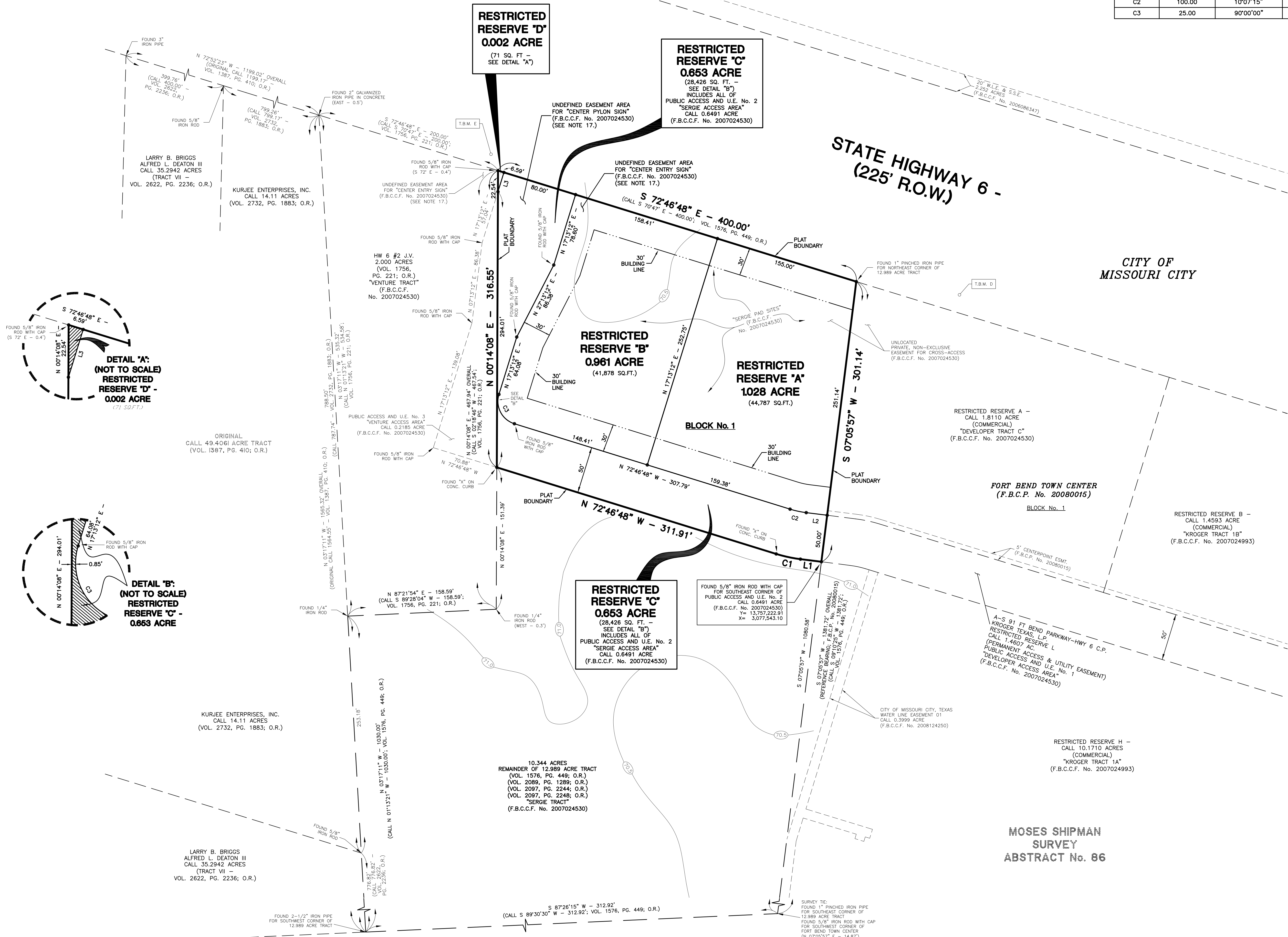
LEGEND:

- R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
VOL. - VOLUME
PG. - PAGE
D.R. - DEED RECORDS OF FORT BEND COUNTY
O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
P.R. - PLAT RECORDS OF FORT BEND COUNTY
F.B.C.P. - FORT BEND COUNTY PLAT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE No.
F.B.C.D.C.M. - FORT BEND COUNTY DISTRICT COURT MINUTES
ESMT. - EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
W.L.E. - WATER LINE EASEMENT
U.E. - UTILITY EASEMENT
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
72.5 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR
- SET 5/8" IRON ROD WITH CAP



SERGIE PLAZA SECTION ONE

MAY 19, 2009
SHEET 2 OF 2





June 10, 2009

7. CONSENT AGENDA

- d) Consideration of the approval of a final – Partial Replat No. 3 – for Sienna Bees Creek Commercial Park Phase II.

Background information is attached as follows:

1. Staff Report
2. Application
3. Site Plan
4. Partial Replat No. 1

MEMORANDUM

MEETING DATE: June 10, 2009

TO: Planning and Zoning Commission

FROM: Ornita Green MPA, Director of Planning
Scott Elmer, P.E., Director of Public Works

PREPARED BY: Yolanda Ford, Planner I

SUBJECT: Sienna Bees Creek Commercial Park Phase Two - Partial Replat No. 3

Per Missouri City Zoning Districts, the land use designation for the subject site is as follows: PD #36 (Ord. O-01-11)

A. The following comments represent significant procedural and/or substantive deficiencies in the application:

1. Any temporary benchmarks placed for the project shall reflect NAD 83 horizontal and NAVD 1988 (2001 adjustment) vertical datum. The City of Missouri City is in the process of updating its benchmark reference map. Please contact the Assistant City Engineer or GIS Specialist about referencing to the updated City benchmarks.

B. The following comments represent minor procedural and/or substantive deficiencies in the application:

1. The proposed name of the subdivision shall be indicated in accordance with Section 82-68(1). If Sienna Bees Creek Commercial Park Phase Two – Replat No. 2 will not be recorded, please change the name of this replat to reflect that this is the second replat.
2. The following note shall be added to the plat as requested by Ft. Bend County: "All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas."
3. The Lienholder's Acknowledgement and Subordination Statement must follow the language of Appendix C in accordance with Section 82-97(8)(c).

Plat Notes

In addition to dedication statements and certificates and other notes listed above, the following plat notes must be included on the face of a final plat:

- 1) Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.

C. The following observations/suggestions are provided:

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be approved by the Planning Department before recordation of the final plat.
2. Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

RECOMMENDATION: The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on completion/provision of the above.

OG/se

MISSOURI CITY TEXAS

Planning Department
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

Check One: ☐ FINAL PLAT ☒ REPLAT ☐ AMENDING PLAT
☐ LARGE ACREAGE PLAT ☐ ABBREVIATED PLAT

DATE:

1. Name of subdivision: <i>SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO</i>			
2. Name of conceptual plan that encompasses this plat (if applicable): <i>PARTIAL REPLAT No. 3</i> <i>SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO</i>			
3. Type of plat (Circle one or more): Apartment <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Planned Development <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Specific Use Permit <input type="checkbox"/> Townhouse <input type="checkbox"/> Other (Explain):			
4. Landowner's name (If company or corporation, list chief officer): <i>Sienna Johnson North L.P.</i> Mailing Address: <i>5005 Riverway, Suite 500 Houston, TX 77056</i> Phone No.: <i>(713) 960-9977</i> Fax No.: <i>(713) 960-9978</i> Email: <i>michaels@johnsondev.com</i>			
5. Applicant's name (Engineer, Planner, Architect, Etc.): <i>GBI Partners, L.P.</i> Mailing Address: <i>10710 S. Sam Houston Pkwy. Houston, TX 77031</i> Phone No.: <i>(713) 995-1306</i> Fax No.: <i>(713) 995-1906</i> Email: <i>J.Scott@gbisurvey.com</i>			
6. Is plat located inside the City limits? (Circle One): <input checked="" type="radio"/> YES <input type="radio"/> NO			
7. Is plat located inside the City's ETJ? (Circle One): <input checked="" type="radio"/> YES <input type="radio"/> NO			
8. Total acreage: <i>2.812</i>			
9. Number of sections: <i>NA</i> Blocks: <i>1</i> Reserves: <i>2</i>			
10. Number of residential lots/dwelling units: <i>--</i>			
11. Total acreage divided into residential lots/units: <i>--</i>			
12. Total acreage dedicated to public use: <i>--</i>			
13. Total acreage reserved for use of residential property owners: <i>--</i>			
14. Total acreage divided into reserves: <i>2.812</i>			
15. Total acreage of areas <u>not</u> divided into residential lots/dwelling units: <i>2.812</i>			
16. Residential density: <i>--</i> / <i>--</i> = <i>--</i> # Lots/Units (+) Acreage divided into lots/units + acreage reserved for property owners			
17. Average lot area: <i>--</i>			
18. Typical lot area: <i>--</i>			
19. Average common open space per lot: <i>--</i>			
20. Number of lots less than 105' deep: <i>--</i>			
21. Percentage of lots with approximate typical dimensions & average lot area: <i>--</i>			
22. Lot Distribution: <i>--</i> Size: Square Footage: Number: Total:			
23. Other Land distribution (in acres): <i>--</i> Private Streets: Public Streets: Drainage: Public Parkland:			
24. Block Length: Average: <i>--</i> Longest: Shortest:			
25. Type of Streets (Circle One): <i>--</i> Public Private Combination Public/Private			
26. Type of Water System (Circle One): <input checked="" type="radio"/> Public Individual Water Wells Other (attach explanation)			
27. Type of Sanitary System (Circle One): <input checked="" type="radio"/> Public Individual Septic Tanks Other (attach explanation)			
28. Municipal Utility District: <i>Sienna Plantation MUD 12</i>			

STATE OF TEXAS

COUNTY OF FORT BEND

WE, SIENNA/JOHNSON NORTH, L.P., ACTING BY AND THROUGH W. DOUGLAS GOFF AND JEAN FARLEY, VICE PRESIDENT AND GENERAL MANAGER AND SECRETARY, RESPECTIVELY OF SIENNA/JOHNSON NORTH, L.P., OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 2.812 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA BEES CREEK COMMERCIAL PARK, PHASE TWO, PARTIAL REPLAT NO. 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND ITSELF, ITS HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20') FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO PARTIAL REPLAT NO. 3, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

IN TESTIMONY WHEREOF, SIENNA/JOHNSON NORTH, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY W. DOUGLAS GOFF, ITS VICE PRESIDENT AND GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, JEAN FARLEY, THIS _____ DAY OF _____, 2009.

SIENNA / JOHNSON NORTH, L.P.

BY: W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER

ATTEST: JEAN FARLEY, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER OF SIENNA / JOHNSON NORTH, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN FARLEY, SECRETARY OF SIENNA / JOHNSON NORTH, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, EUGENE R. BAKER AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') (SEE NOTE 19.); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206

BY: RON LEE, CHAIRMAN

BY: SONYA BROWN-MARSHALL, VICE-CHAIR

I, _____, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY, TO THE BEST OF MY KNOWLEDGE.

REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. _____

CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO, PARTIAL REPLAT NO. 3, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2009.

STATE OF TEXAS
COUNTY OF FORT BEND

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON THE _____ DAY OF _____, 2009 A.D., AT _____ O'CLOCK ____ M. IN PLAT NO. _____ OF THE PLAT RECORDS OF SAID COUNTY.

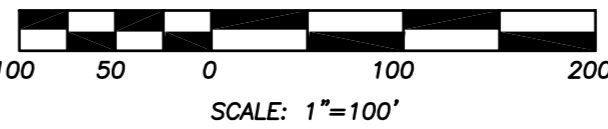
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANNE WILSON, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: DEPUTY

LINE TABLE				
LINE	BEARING	LENGTH		
L1	S18°48'02"W	35.44		
L2	S89°03'04"W	31.53		
L3	N65°01'11"E	6.00		
L4	N70°38'16"E	36.04		
L5	N60°37'35"E	50.03		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	54.11	306.00	107°07'54"	S74°03'37"W	54.04
C2	523.21	395.00	75°53'37"	N62°55'38"W	485.79
C3	284.11	395.00	41°12'44"	N80°16'06"W	278.03
C4	239.10	395.00	34°40'53"	N42°19'19"W	235.46



RESERVE TABLE			
RESERVE NO.	TYPE	ACREAGE	SQ. FT.
RESERVE "D-1"	COMMERCIAL	1.374	59,840
RESERVE "D-2"	COMMERCIAL	1.438	62,643

GENERAL NOTES

- BL INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; L. & S.E. INDICATES LANDSCAPE AND SIDEWALK EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48157C0270 J, MAP REVISED JANUARY 3, 1997, THIS PLAT LIES IN ZONE "X", OUTSIDE THE 100-YEAR FLOOD PLAIN.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 66.50 FEET ABOVE MEAN SEA LEVEL IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES.
- BENCHMARK: FOUND A BRASS DISC IN THE GUTTER LINE AT THE WEST MEDIAN OF THE INTERSECTION OF BEES CREEK CIRCLE AND SIENNA PARKWAY. MONUMENT NO. 7139 ELEVATION = 64.68 1973 ADJUSTMENT (AS PER THE CITY OF MISSOURI CITY, TEXAS)
- THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
- THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 12, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT AND THE CORPORATE LIMITS OF THE CITY OF MISSOURI CITY.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A FACTOR OF 0.999667973.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- SIDEWALK/TRAILS SHALL BE CONSTRUCTED AS REQUIRED BY THE SIENNA PLANTATION JOINT DEVELOPMENT AGREEMENT WITH THE CITY OF MISSOURI CITY AND AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY. SIDEWALK/TRAILS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY FORT BEND COUNTY INTO THE ONE YEAR MAINTENANCE PERIOD. BEFORE CERTIFICATES OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- METER LOCATION: ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 408.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES, FOR FURTHER FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL (817) 561-2999.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTIONS 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY LANDAMERICA COMMONWEALTH TITLE OF HOUSTON, FILE NO. 2715001918, DATED MAY 12, 2008. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- FIVE EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "RPLS 5206" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 0-01-11.

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES OF RESERVE "D"

SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO PARTIAL REPLAT NO. 3

A SUBDIVISION OF 2.812 ACRES
BEING ALL OF RESERVE "D" OF
SIENNA BEES CREEK COMMERCIAL PARK, PHASE TWO,
A SUBDIVISION RECORDED IN PLAT NUMBER 20050056, (F.B.C.P.R.)
LOCATED IN THE THOMAS BARNETT LEAGUE, A-7
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

2 RESERVES

1 BLOCK

SIENNA/JOHNSON NORTH, L.P.

5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056

MICHAEL J. SMITH, VICE PRESIDENT AND GENERAL MANAGER



SURVEYORS:

GBI PARTNERS, L.P.

PROFESSIONAL LAND SURVEYING
10710 S. SAM HOUSTON PARKWAY W, SUITE 230,
HOUSTON, TX. 77031 TEL. 713.995.1306 FAX: 713.995.1906

EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206

MAY 21, 2009

JOB NO. 093301

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SIENNA / JOHNSON NORTH, L.P., ACTING BY AND THROUGH W. DOUGLAS GOFF AND JEAN FARLEY, VICE PRESIDENT AND GENERAL MANAGER AND SECRETARY RESPECTIVELY OF SIENNA / JOHNSON NORTH, L.P., OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 10.389 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO PARTIAL REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND ITSELF, ITS HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

IN TESTIMONY WHEREOF, SIENNA/JOHNSON NORTH, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY W. DOUGLAS GOFF, ITS VICE PRESIDENT AND GENERAL MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, JEAN FARLEY, THIS 11th DAY OF July, 2008.

SIENNA / JOHNSON NORTH, L.P.
BY: W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER
ATTEST: JEAN FARLEY, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER OF SIENNA / JOHNSON NORTH, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF July, 2008.

PATRICIA GALLAGHER
MY COMMISSION EXPIRES June 24, 2010
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-24-2010

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN FARLEY, SECRETARY OF SIENNA / JOHNSON NORTH, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF July, 2008.

PATRICIA GALLAGHER
MY COMMISSION EXPIRES June 24, 2010
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-24-2010

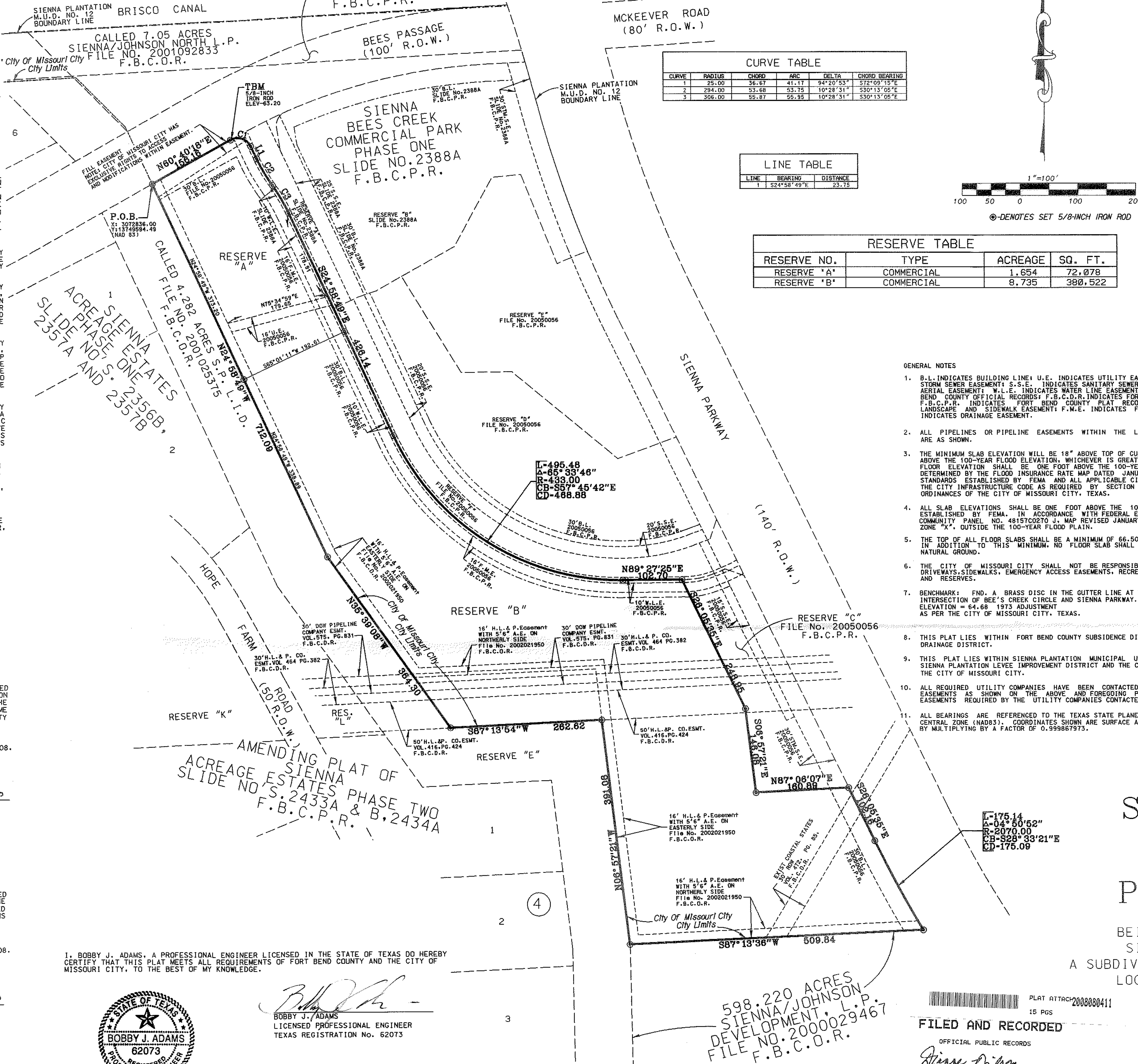
I, EUGENE R. BAKER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE HAVE BEEN MARKED WITH SUITABLE PERMANENT PERIODS METAL PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') (SEE NOTE 19).

EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206

G.C.W.A.
RESIDUE OF 87.05 ACRES
FILE NO. 2000009777
F.B.C.O.R.

SIENNA ACREAGE ESTATES
PHASE ONE SLIDE NO'S. 2356B,
2357A AND 2357B
F.B.C.P.R.

SILVER RIDGE SECTION ONE
SLIDE NO. S.
609B & 610A
F.B.C.P.R.



SIENNA BEES CREEK COMMERCIAL PARK PHASE TWO PARTIAL REPLAT No. 1

A SUBDIVISION OF 10.389 ACRES
BEING ALL OF RESERVE "A" AND ALL OF RESERVE "B",
SIENNA BEE'S CREEK COMMERCIAL PARK, PHASE TWO,
A SUBDIVISION RECORDED IN FILE NUMBER 20050056 (F.B.C.P.R.)
LOCATED IN THE THOMAS BARNETT LEAGUE, ABSTRACT 7
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO ENLARGE RESERVE "A"
2 RESERVES 1 BLOCK
JUNE, 2008 JOB NO. 063310A
OWNER:
SIENNA/JOHNSON NORTH, L.P.
W. DOUGLAS GOFF, VICE PRESIDENT AND GENERAL MANAGER
3777 SIENNA PARKWAY MISSOURI CITY, TEXAS 77459 PH. (281) 778-7777

GBI PARTNERS, L.P.
PROFESSIONAL LAND SURVEYING
10710 S. SAM HOUSTON PARKWAY W. SUITE 230
HOUSTON, TX. 77031 TEL: 713.995.1306 FAX: 713.995.1906

HALFF
3701 KIRBY DRIVE, SUITE 860
HOUSTON, TEXAS 77098-3926
FAX (713) 923-4373

EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 5206
BOBBY J. ADAMS
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 62073